

NORTHERN TERRITORY OF AUSTRALIA

REGISTRATION REGULATIONS

As in force at 28 March 2003

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NORTHERN TERRITORY OF AUSTRALIA

As in force at 28 March 2003

REGISTRATION REGULATIONS

Regulations under the *Registration Act*

1 Citation

These Regulations may be cited as the *Registration Regulations*.

2 Commencement

These Regulations shall come into operation on the commencement of the *Registration Amendment Act 1991*.

3 Fees

- (1) For the purposes of section 16 of the *Land Title Act*, the fee and charge that the Registrar-General may demand and receive for a dealing or other matter specified in column 1 of Part 1 of the Schedule under the provision of that Act, if any, specified opposite in column 2 of that Part is the fee (which may be a nil fee) specified opposite in column 3 of that Part and the levy, if any, specified opposite in column 4 of that Part.
- (1A) The other fees (which may include fees for a nil amount) and levies (if any) prescribed in Parts 2 to 7 inclusive of the Schedule are payable for or in relation to the matters specified opposite in those Parts.
- (2) A fee is not payable for the lodgement or registration by the Registrar-General of a memorandum referred to as a statutory restrictions notice in section 35 of the *Land Title Act*.

Schedule

FEES

Part 1 – Land Title Act

Column 1	Column 2	Column 3	Column 4
1. For issue of certificate as to title, per certificate as to title issued	44	\$85.00	
2. Application to correct the land register to note death by surviving proprietor	17	\$85.00	\$5.00
3. Application to correct land register to amend plan of survey	17	\$85.00	\$5.00
4. Application for any other correction of land register (unless correction by Registrar-General on his or her own motion)	17	\$85.00	\$5.00
5. For lodgement and registration of memorandum for purposes of caution notice	34	\$85.00	\$5.00
6. Direction to remove memorial of caution notice	36	\$85.00	\$5.00
7. For creation of single title for 2 or more lots that have same registered owner (in addition to fee for each certificate as to title issued)	41	\$85.00	\$5.00
8. For creation of separate titles for lots for which a single title was created under section 41 of the Act (in addition to fee for each certificate as to title issued)	42	\$85.00	\$5.00

9.	For lodgement of notice of forfeiture or determination of whole or part of crown lease	48(5) and (6)	\$85.00	\$5.00
10.	For registration of surrender of whole or part of crown lease	48(7), (8) and (9)	\$85.00	\$5.00
11.	Application to subdivide lot by registration of plan of subdivision of lot (in addition to fee for each certificate as to title issued)	51	\$85.00	\$5.00
12.	For registration of transfer of lot or interest in lot, including transfer of a mortgage or lease	60	\$85.00	\$5.00
13.	Application for registration or other noting of particulars in land register of statutory vesting or grant of land or interest in land (in addition to fee for each certificate as to title issued)	64	\$85.00 per interest vested or granted for first 5 interests or, if more than 5 interests vested or granted, \$500	\$5.00
14.	For registration of lease or sublease	65	\$85.00	\$5.00
15.	For registration of notice of extension or renewal of lease or sublease	68	\$85.00	\$5.00
16.	For registration of amendment of lease or sublease	69	\$85.00	\$5.00
17.	For lodgement of request to register re-entry under registered lease	70	\$85.00	\$5.00
18.	For lodgement of surrender of lease or sublease (whether whole or partial surrender)	71	\$85.00	\$5.00

19.	For lodgement of disclaimer of lease or other interest under law of bankruptcy and request to register disclaimer	72(1)	\$85.00	\$5.00
20.	Application to register notice of foreclosure by mortgagee of lease subject to disclaimer in bankruptcy	72(3)	\$385.00	\$5.00
21.	For registration of instrument of mortgage for a lot or interest	74	\$85.00	\$5.00
22.	For registration of instrument of amendment of mortgage	78	\$85.00	\$5.00
23.	For registration of instrument amending priority of registered mortgages	79	\$85.00	\$5.00
24.	For lodgement and registration of instrument discharging mortgage other than statutory charge	83	\$85.00	\$5.00
25.	For lodgement and registration of instrument discharging statutory charge	83	\$10.00	\$5.00
26.	Application to note satisfaction and discharge of annuity or sum of money	84	\$85.00	\$5.00
27.	Application to register statutory charge	86	\$85.00	\$5.00
28.	Application to remove statutory charge from land register	90(1)	\$85.00	\$5.00
29.	Notice to Registrar-General regarding removal of statutory charge from land register	90(6)	\$85.00	\$5.00
30.	For creation of easement or easement in gross	91	\$85.00	\$5.00

31.	For registration of instrument of extinguishment of whole or part of easement or easement in gross	98(1)	\$85.00	\$5.00
32.	Application to extinguish registered easement or easement in gross (in addition to any fee for mailing by registered mail)	98(6)	\$85.00	\$5.00
33.	Notice to Registrar-General regarding removal of registered easement or easement in gross from land register	98(7)	\$85.00	\$5.00
34.	For registration of instrument of amendment of easement or easement in gross	99	\$85.00	\$5.00
35.	For creation of covenant or covenant in gross	106	\$85.00	\$5.00
36.	For registration of instrument of extinguishment of covenant or covenant in gross	112(1)	\$85.00	\$5.00
37.	Application to extinguish registered covenant or covenant in gross (in addition to any fee for mailing by registered mail)	112(7)	\$85.00	\$5.00
38.	Notice to Registrar-General regarding removal of registered covenant or covenant in gross from land register	112(7A)	\$85.00	\$5.00
39.	For registration of instrument amending covenant or covenant in gross	113	\$85.00	\$5.00
40.	For registration of instrument creating profit a prendre	118	\$85.00	\$5.00

41.	For registration of instrument of amendment of profit a prendre	123	\$85.00	\$5.00
42.	For lodgement and registration of instrument releasing profit a prendre	124(1)	\$85.00	\$5.00
43.	For lodgement of request to remove profit a prendre	124(3)	\$85.00	\$5.00
44.	For lodgement and registration of instrument of transfer of interest to trustee	126	\$85.00	\$5.00
45.	For lodgement of request to vest interest in trustee	127	\$85.00	\$5.00
46.	For application to note appointment of new trustee in land register		\$85.00	\$5.00
47.	For lodgement of application to be registered as personal representative of deceased registered proprietor	129	\$85.00	\$5.00
48.	For lodgement of request to record transmission of interest under law about bankruptcy	131	\$85.00	\$5.00
49.	For lodgement of request to register writ of execution and copy of writ	132	\$85.00	\$5.00
50.	For lodgement of request to cancel writ of execution	134	\$85.00	\$5.00
51.	Application to register discharge or satisfaction of writ of execution	135	\$85.00	\$5.00
52.	For registration of transfer of lot sold under writ of execution	136	\$85.00	\$5.00
53.	For lodgement of caveat (whether lapsing or non lapsing caveat)	138	\$165.00	

54.	For lodgement of request to withdraw caveat	141	\$85.00	\$5.00
55.	Notification by caveatee to Registrar-General of service on caveator of notice under section 142(3) of the Act	142(4)	\$85.00	\$5.00
56.	Notification to Registrar-General by caveator of commencement of proceedings	142(6)(a)	\$85.00	\$5.00
57.	Notification to Registrar-General by caveator that not wanting caveat to lapse and that intends to commence or has commenced proceedings	142(6)(b)	\$85.00	\$5.00
58.	For lodgement of request to cancel caveat	144	\$85.00	\$5.00
59.	For issue of substitute instrument to replace lost or destroyed instrument (in addition to fee for each certificate as to title issued)	161	\$85.00	\$5.00
60.	For lodgement of standard terms document (unless by Registrar-General on his or her own motion)	168	\$85.00	\$5.00
61.	Application to register court order other than writ of execution		\$85.00	\$5.00
62.	For cancellation of title to land under section 11 of <i>Crown Lands Act</i>		\$85.00	\$5.00
63.	For lodgement of variation of crown lease under section 36 of the <i>Crown Lands Act</i>		\$85.00	\$5.00
64.	For lodgement and registration of a document referred to in another item in this Part (other than a standard terms			

	document referred to in item 60) that exceeds 2 separate pages in length (instead of the fee and charge that would be payable under that other item), and for this purpose the front or the back of a single sheet of paper on which information is printed is a separate page	\$130.00	\$5.00
65.	For lodgement and registration by virtue of section 7(3) of the Act of an instrument that is not in the appropriate form (instead of the fee and charge that would be payable under this Part if the instrument were in the appropriate form)	\$130.00	\$5.00
66.	For advertising a lost certificate as to title or instrument by the Registrar-General	\$105.00	
67.	If an instrument or application requires the endorsement of more than one certificate as to title, the fee for noting each certificate as to title after the first	\$35.00	
68.	For an inspection of the land register:		
	(a) if the inspection is performed by a person using remote access facilities	\$10.00	
	(b) if the inspection is performed by a person using equipment available in the Land Titles Office in Darwin or Alice Springs	\$10.00	
	(c) if the retrieval of information from the register is carried out by		

	staff of the Land Titles Office	\$15.00	
69.	For a photocopy or facsimile (per page)	\$1.00	
70.	For a certified copy (in addition to the inspection fee)	\$40.00	
71.	For the deposit or amendment of a plan (other than a plan lodged for the purpose of subdivision)	\$155.00	
72.	For a requisition	\$35.00	
73.	For every mailing by registered mail	\$20.00	
74.	For a search of the Record of Administrative Interests and Information (but if the search is conducted in conjunction with a search of the land register this fee does not apply)	\$10.00	
75.	For a lodgement or registration or other dealing not provided for above (other than a notice of a grant under the <i>Crown Lands Act</i> or the <i>Pastoral Land Act</i> , a direction to remove a memorial of statutory restriction notice or notice of the change of a person's name or address)	\$85.00	\$5.00
<i>Part 2 – Real Property (unit Titles) Act</i>			
1.	On lodgement of an application for registration of a plan as a units plan, a units plan relating to a staged development, a units plan of subdivision, a plan of consolidation or a building alteration plan		255
2.	On lodgement of a notification of alteration of articles of a body corporate as referred to in section 78(2)(a) of the <i>Unit Titles Act</i>		85
3.	On lodgement of a notice of conversion		85

4.	Registration of a disclosure statement as referred to in section 26E of the <i>Unit Titles Act</i>	85
5.	Registration of an alteration of a disclosure statement as referred to in section 26J of the <i>Unit Titles Act</i>	85
6.	On lodgement of registration of an order under section 95 of the <i>Unit Titles Act</i> varying or cancelling a units plan	85
7.	Where an instrument or application deals with more than one certificate of title for endorsement, a noting fee for each certificate	35
8.	For the issue of each certificate of title resulting from the registration of a plan or an application for, or order for, cancellation or variation	85
8A.	For giving notice under section 15A of the Act of the cancellation of a units plan	\$105
9.	For each objection to a cancellation under section 15A of the Act	85
10.	For an instrument or notice or application not otherwise provided for other than for a notification of change of address for service of notices on a body corporate	85
11.	For a photocopy (per page)	1

Part 3 – Instruments Act

1.	On lodgement for registration of a bill of sale, crop lien, wool lien or stock mortgage	85
2.	On lodgement for registration of a transfer of a bill of sale, crop lien, wool lien or stock mortgage	85
3.	On lodgement for extending the effect of the registration of a bill of sale	85
4.	On lodgement for registration of a discharge of a bill of sale, crop lien, wool lien or satisfaction of a stock mortgage	85
5.	For each inspection of a bill of sale, crop lien, wool lien or stock mortgage (including the searching of an index or register, as appropriate, kept in pursuance of the Act)	5
6.	For the certificate of a copy of an instrument or document lodged in the Registry in pursuance of the Act	40

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|----|---|----|
| 7. | The requisition fee payable on an instrument or document lodged in the Registry in pursuance of the Act | 35 |
| 8. | For a photocopy (per page) | 1 |

Part 4 – Powers of Attorney Act

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|----|---|-----|
| 1. | For registering a power of attorney: | |
| | (a) in a form in accordance with Form 1 in Schedule 2 of the <i>Powers of Attorney Regulations</i> | 85 |
| | (b) otherwise than in accordance with the form | 130 |
| 2. | For registering a revocation of a power of attorney | 85 |
| 3. | For endorsing a copy of an original instrument creating or revoking a power of attorney - for each instrument or other document | 35 |
| 4. | For a search of a power of attorney | 05 |
| 5. | For a photocopy of a power of attorney (per page) | 1 |

Part 5 – Unit Titles Act

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| 1. | For an application for approval of a proposal under section 10 for the subdivision of a parcel, if the number of units in the proposed subdivision: | |
| | (a) does not exceed 4 units | \$330 |
| | (b) exceeds 4 units but does not exceed 10 units | \$330
plus \$45 for each unit
exceeding 4 units |
| | (c) exceeds 10 units but does not exceed 20 units | \$600
plus \$35 for each unit
exceeding 10 units |
| | (d) exceeds 20 units but does not exceed 50 units | \$950
plus \$25 for each unit
exceeding 20 units |

(e)	exceeds 50 units	\$1 700 plus \$15 for each unit exceeding 50 units
2.	For a plan lodged under section 21B for registration as a units plan of subdivision, if the number of units in the units plan:	
(a)	does not exceed 4 units	\$330
(b)	exceeds 4 units but does not exceed 10 units	\$330 plus \$45 for each unit exceeding 4 units
(c)	exceeds 10 units but does not exceed 20 units	\$600 plus \$35 for each unit exceeding 10 units
(d)	exceeds 20 units but does not exceed 50 units	\$950 plus \$25 for each unit exceeding 20 units
(e)	exceeds 50 units	\$1 700 plus \$15 for each unit exceeding 50 units
3.	For an application under section 21FA (including an application under that section as applied by section 26P) to change land comprised in a parcel by adding land to, or removing land from, the parcel, if the number of affected units:	
(a)	does not exceed 4 affected units	\$330
(b)	exceeds 4 affected units but does not exceed 10 affected units	\$330 plus \$45 for each affected unit exceeding 4 affected units
(c)	exceeds 10 affected units but does not exceed 20 affected units	\$600 plus \$35 for each affected unit exceeding 10 affected units

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|-----|---|---|
| (d) | exceeds 20 affected units but does not exceed 50 affected units | \$950
plus \$25 for each affected unit exceeding 20 affected units |
| (e) | exceeds 50 affected units | \$1 700
plus \$15 for each affected unit exceeding 50 affected units |
| 4. | For an application for approval of a proposal under section 26B to subdivide and develop land in stages as a condominium development, if the number of units in the proposed condominium development: | |
| (a) | does not exceed 4 units | \$330 |
| (b) | exceeds 4 units but does not exceed 10 units | \$330
plus \$45 for each unit exceeding 4 units |
| (c) | exceeds 10 units but does not exceed 20 units | \$600
plus \$35 for each unit exceeding 10 units |
| (d) | exceeds 20 units but does not exceed 50 units | \$950
plus \$25 for each unit exceeding 20 units |
| (e) | exceeds 50 units | \$1 700
plus \$15 for each unit exceeding 50 units |
| 5. | For an application for approval of a proposal under section 26Q to subdivide and develop land as an estate development, if the number of units in the proposed estate development: | |
| (a) | does not exceed 4 units | \$925 |

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- | | | |
|-----|---|--|
| (b) | exceeds 4 units but does not exceed 10 units | \$925
plus \$130 for each unit exceeding 4 units |
| (c) | exceeds 10 units but does not exceed 20 units | \$1 705
plus \$130 for each unit exceeding 10 units |
| (d) | exceeds 20 units but does not exceed 50 units | \$2 905
plus \$110 for each unit exceeding 20 units |
| (e) | exceeds 50 units | \$6 205
plus \$100 for each unit exceeding 50 units |
| 6. | For an application under section 26ZI to register a building development plan, if the number of units in the building development plan: | |
| (a) | does not exceed 4 units | \$925 |
| (b) | exceeds 4 units but does not exceed 10 units | \$925
plus \$130 for each unit exceeding 4 units |
| (c) | exceeds 10 units but does not exceed 20 units | \$1 705
plus \$130 for each unit exceeding 10 units |
| (d) | exceeds 20 units but does not exceed 50 units | \$2 905
plus \$110 for each unit exceeding 20 units |
| (e) | exceeds 50 units | \$6 205
plus \$100 for each unit exceeding 50 units |
| 7. | For a variation of a disclosure statement lodged under section 26ZM(4) | \$300 |

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8. For an application under section 26ZU to register a building development plan to convert all of the units in a units plan into building lots, if the number of units to be converted:
- | | | |
|-----|---|---|
| (a) | does not exceed 4 units | \$330 |
| (b) | exceeds 4 units but does not exceed 10 units | \$330
plus \$45 for each unit exceeding 4 units |
| (c) | exceeds 10 units but does not exceed 20 units | \$600
plus \$35 for each unit exceeding 10 units |
| (d) | exceeds 20 units but does not exceed 50 units | \$950
plus \$25 for each unit exceeding 20 units |
| (e) | exceeds 50 units | \$1 700
plus \$15 for each unit exceeding 50 units |
9. For an application under section 95A(2) for the cancellation of a units plan
- | | |
|--|---|
| | \$40
plus \$20 in respect of each unit in the units plan and \$20 in respect of each mortgagee's consent to the proposed cancellation. |
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Part 6 – The Workmen's Liens Act, 1893

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|----|---|----|
| 1. | For each affected title under sections 10(3) and 16 | 85 |
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Part 7 – Law of Property Act

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|----|--|-------|
| 1. | Fee payable on making application under section 98 of the Act to the registrar-General to offer mortgaged property for sale by private contract under that section | \$600 |
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ENDNOTES
1 KEY

Key to abbreviations

amd = amended	od = order
app = appendix	om = omitted
bl = by-law	pt = Part
ch = Chapter	r = regulation/rule
cl = clause	rem = remainder
div = Division	renum = renumbered
exp = expires/expired	rep = repealed
f = forms	s = section
Gaz = Gazette	sch = Schedule
hdg = heading	sdiv = Subdivision
ins = inserted	SL = Subordinate Legislation
lt = long title	sub = substituted
nc = not commenced	

2 LIST OF LEGISLATION**Registration Regulations 1991 (SL No.63 , 1991)**

Notified	11 December 1991
Commenced	1 January 1992 (r 2, s 2 <i>Registration Amendment Act 1991</i> (Act No. 54, 1991) and Gaz G49, 11 December 1991, p 4)

Amendments of Registration Regulations (SL No. 25, 1993)

Notified	1 September 1993
Commenced	1 September 1993 (r 1)

Amendment of Registration Regulations (SL No. 29, 1994)

Notified	14 September 1994
Commenced	1 October 1994 (r 1, s 2 <i>Real Property Amendment Act (No. 2) 1993</i> (Act No. 76, 1993) and Gaz G37, 14 September 1994, p 2)

Amendments of Registration Regulations (SL No. 52, 1996)

Notified	1 November 1996
Commenced	1 November 1996

Amendment of Registration Regulations (SL No. 22, 1999)

Notified	1 July 1999
Commenced	1 July 1999 (r 1)

Land Title (Consequential Amendments) Act 2000 (Act No. 45, 2000)

Assent	12 September 2000
Commenced	1 December 2000 (s 2, s 2 <i>Land Title Act 1999</i> (Act No. 2, 2000) and Gaz G38, 27 September 2000, p 2)

Amendments of Registration Regulations (SL No. 56, 2000)

Notified	1 December 2000
Commenced	1 December 2000 (r 1)

Statute Law Revision Act (No. 2) 2001 (Act No. 62, 2001)

Assent 11 December 2001
Commenced 1 December 2001 (s 2(4))

Amendment of Registration Regulations (SL No. 56, 2002)

Notified 18 December 2002
Commenced 18 December 2002

Amendment of Registration Regulations (SL No. 15, 2003)

Notified 28 March 2003
Commenced 28 March 2003

3 LIST OF AMENDMENTS

r 3 sub No. 25, 1993, r 2
ins No. 52, 1996, r 1
amd Act No. 45, 2000, s 12; No. 56, 2000, r 3
sch sub No. 25, 1993;
amd No. 29, 1994; No. 52, 1996; No. 22, 1999; Act No. 45, 2000; No. 56,
2000; Act No. 62, 2001, s 17; No. 56, 2002; No. 15, 2003